



WESTGATE ON SEA CONSERVATION AREA EXTENSION APPRAISAL



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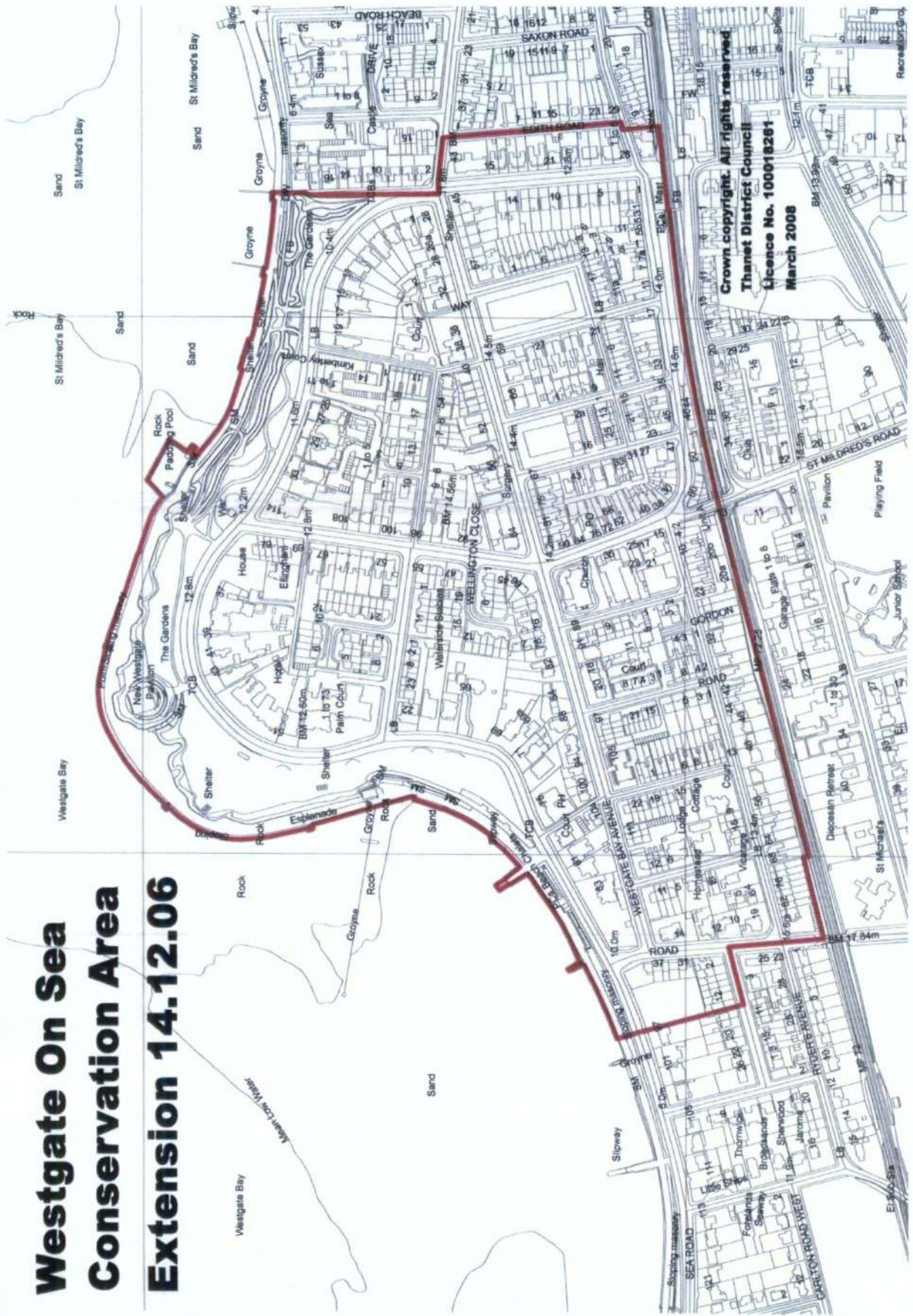
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WESTGATE ON SEA CONSERVATION AREA EXTENSION

INTRODUCTION

Conservation Area Definition: -

“an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” – Planning (Listed buildings and Conservation Areas) Act 1990 s. 69 (1).

The definition and purpose of conservation areas.

It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.

The purpose and status of these appraisals.

Westgate on Sea Conservation Area was extended in 2006.

The scope of this appraisal is summarised in the following points:

1. Assess the special interest of the architectural heritage of Westgate on Sea Conservation Area Extension highlighting elements of special merit, which contribute to the character.
2. Assess the action needed to protect and enhance the special qualities of the Conservation Areas.

This document is not intended to be comprehensive in its scope and content. Omission of any specific building, space or feature or aspect of its appearance or character should not be taken to imply that they have no significance.

The methodology of the Conservation Area Character Appraisal for Westgate on Sea Conservation Area Extension follows the guidance provided by the *Planning Policy guidelines 15: Planning and the Historic Environment* (1994); the *Guidance on Conservation Appraisals by English Heritage* (2005).

The analysis has been conducted on the basis of visits to the area, the involvement of local associations, and with consultation of primary and secondary sources on the local history and architecture.

CHARACTER AREAS

There are a range of Character Areas within the Westgate on Sea Conservation Area Extension which incorporate buildings, streets and spaces with a variety of styles, uses, forms and scale which gives the individual parts of the town their own separate identity.

These areas are identified in the map '**Westgate on Sea, Conservation Area Extension**' and each is described and illustrated below.

Each Character Area will be commented upon by the examination of the following characteristics:

- History.
- Prevailing and former uses.
- Architectural and historic qualities of buildings (including local details, materials, finishes and any loss.)
- Character and relationships of spaces.
- Contribution made of unlisted buildings (including materials and detail).

Character Area 1 - Cuthbert Road and Environs

Westgate Bay



WESTGATE ON SEA CONSERVATION AREA EXTENSION

Cuthbert Road and Environs



Cedric Road

Use of Materials

Kentish red brick is pre-dominantly used in boundary walls and in the large villas. Burr brick is also widely used in both the terrace on Cedric Road where it is dressed with yellow stock brick, and in many boundary walls, which are often dressed with red brick.

Yellow brick is also prevalent in the area, evident in two of the terraces. Roofing materials are predominately slate for the terraces and red tiles to the villas.

Design Features

Finely detailed timber balconies, porches, doors and gates. Decorative terracotta hung wall tiles are also a feature of this area, as well as the employment of knapped flint.

Street scene

The roads in this character area are generally wide with substantial pavements. There are no roadside trees to speak of; however there are still many mature trees in the gardens of the large villas, which help soften the built environment a positive impact on the area and one that needs to be preserved.

History

This part of the conservation area extension has always had a predominately residential use as it is today.

Historic maps show in 1877 that although Cuthbert, Thanet and Cedric Roads had been laid out and the railway was present but there was no development at this time and to the south was the site of a limekiln. By 1898 there had been extensive tree planting between Cedric and Thanet Road and around Dent De Lion Road, by this time part of the terrace on Cedric Road had been started and the small brick terrace at the beginning of Dent de Lion and Gordon Grove had been completed. In the late 19th and early 20th century the main villas of Surbiton Lodge House, Selwyn House, Thanet Lodge and Homesteads had been built as well as the complete terrace on Cedric Road. Maps of the mid- twentieth century show more infill development along Cuthbert Road.



Red House/ Surbiton Court

Character and Relationships of spaces

The properties in this section of the conservation area extension have a piecemeal quality in terms of design and scale, which chart the historic development of Westgate to the present day. As with other areas of Westgate there is evidence of the high quality villa development seen in the 'Red House' on Cuthbert Road as well as those on Thanet Road. There is the presence of the terrace as part of an incomplete residential square development scheme.

The St John's Ambulance building slotted between residential buildings is yet another example of the mixture of development. The presence of fine clinker and burr brick walls around modern inferior developments show the existence of the former properties, which now have been replaced by such unattractive, builds. It is hoped by including such properties in the conservation area that should there be any future re-development of a site that firmer design control could be implemented to help promote a better quality of street scene. The mature trees around Surbiton Court and the villas on Thanet Road are a positive element to the area.



Former St John's Ambulance Building, Cuthbert Road

Prevailing and Former Uses

The area is and has been predominately residential in use. There is some amenity provided by the shops to the eastern end of Cuthbert Road and the St John's Ambulance Brigade Building.

Contribution made by unlisted buildings

Gordon Grove

On the West Side of this short road is a good example of late 19th century development. No.1-4 are two storey red brick with a variety of embellishments. The tiled roof with dormer windows has some good pierced ridge tiles and terracotta finials. A leaded oriel window with Tyrolean finish below is found to the centre of the decorative tile hung face of the second floor. The half-timbered first floor (again with 'Tyrolean' finish) has a large three-pane window with transom, coloured glazing to the upper parts and a low timber balcony (missing at No 2). There is a full-length canted bay window to the ground floor. An arched porch with white tile-work surrounds and coloured terracotta tile path approach the original timber and glazed doors at No.2 and 3. The properties are bounded by low brick wall with good stone capped gate piers. The largely unaltered state of the buildings with almost all original windows doors and balconies throughout creates a positive impact to the street scene.



Gordon Grove

Dent De Lion Road

To the east side of the road near to the junction of Cuthbert Road is a good late 19th century terrace of modest design. Two storey red brick with four rectangular dormers flanked by two projecting gables and timber porch with tiled roof to the ground floor. Decoration include terracotta ridge tiles terminated at the gable ridge by delicate timber finials, pierced timber barge boards, white brick courses and window arches and robust cast iron guard rail to the windows of the first floor. The arch of the timber porch with delicate carved roundel to the uprights, timber and glazed front doors (leaded light with house number) and low brick boundary wall, add to the feeling of delicate restraint projected by these properties. Unfortunately the large-scale use of unsightly double-glazing throughout and almost entire replacement of original tiles to concrete detract from the building's special character.



Dent De Lion Road



Rochester Cottage

Cuthbert Road

Opposite the junction of Dent de Lion Road and Cuthbert Road is the St John Ambulance Brigade building constructed in 1932. A well proportioned red brick and render modernist building. Decorative details include a good stained glass window to the left of the main doors and rendered cornice above the two leaded windows to the first floor.

Further west along Cuthbert Road opposite the junction of Cedric Road is a good brick boundary wall with ball finial surmounted gate piers and fine foliates wrought iron gates to Rochester Cottage. Although again the once extensive grounds to the villa are now the site of two modern houses of inferior design and quality.



Red House/ Surbiton Court viewed from Cedric Road

Diagonally opposite Rochester Cottage is a fine early 20th century villa worthy of note formerly known as “Surbiton Lodge House” now divided into two properties ‘Red House’ and ‘Surbiton Court’ the latter further sub-divided into three flats.

Extensive grounds and mature Holm Oak, Sycamore and Yew, bounded by a high red brick wall, which turns the corner well onto Cedric Road, surround the building. Built by the firm of A. Lockwood in 1900. Owned and occupied by a Mr A Tollemache it was sold to Mr Arthur Read (proprietor of Lockwood’s yard) in 1919 that converted the property into flats.

Constructed in red brick, two storeys with a red tiled roof and decorative ridge tiles. There is a substantial leaded dormer to the Cedric Road elevation. A good decorative timber balcony with copper roof is located to the first floor of this elevation. “Red House” displays scalloped decorative hung terracotta tiles to the first floor and a well-proportioned bay with lead overhang to the ground floor. The boundary wall to this property displays elegant gate piers with original, if somewhat dilapidated timber gates. The entire property is in remarkable, near original, condition and a positive reminder of the past grandeur of the town.



Selwyn Lodge, Thanet Road

Thanet Road

This short road running north to Westgate Bay Avenue from Cuthbert Road is the site of three late 19th /early 20th century villas worthy of mention; again a positive reminder of the former high social status of Westgate. The road is wide gently sloping towards the sea accentuated by the graduated red and burr brick boundary wall to "Selwyn Lodge", the first of the three villas close to the junction of Cuthbert road. Formerly an annex to "Canterbury House School" a private school sited in Sea Road. The property then became a private residence and was converted into flats in the 1970's when the extensive gardens were also developed into housing.

The property built circa 1900 is two storey red brick with later render to the first floor. Clay plain tiled roof with projecting gable to the right, rectangular four light dormers with lead roof to the centre and canted roofed turret to the left.

Delicate scalloped terracotta wall hung tiles surround the three light central casement window to the second floor of the projecting gable, with dentil brick course below.

At the first floor, there is a three light central sash window with nine paned upper sashes in the top third and large single pane to the lower part.

The ground floor is in red brick of Flemish bond with a large tiled roofed canted bay with limestone dressings to the centre.

To the left of the projecting gable on the first floor is a single light window of similar design. Below is a fine roofed projecting porch with moulded bargeboard and timber brace with projecting purling and turned timber spindles to the sides. There is a multi-panelled timber door with gently curved head, which is accented by the porch. A fine tiled path of black and white diaper design leads to the substantial timber lych-gate, which punctuates the low brick boundary wall.

The turret detail in red brick to the left of the property displays a good canted casement window with four paned upper parts and transom, to the first floor. Below are curved-headed single window to each of the turrets planes with fenestration consistent with the rest of the property. The right side elevation displays a rectangular dormer with canted bay below on the first floor. To the right of the bay is a simple timber balcony. To the left elevation is a later (somewhat unfortunate in design) brick extension to the ground floor, which marks the division of the property (the rear of Selwyn Lodge is now a separate dwelling; Canterbury House.) The whole property is in fine original condition and the presence of the original fenestration, roofing materials, chimneys and door have a significant impact on the streetscape.



Selwyn Lodge, Thanet Road



Thanet Lodge, Thanet Road

"Thanet Lodge" is situated to the left of "Selwyn Lodge". A fine substantial villa circa 1900 in the Westgate "Queen Anne" style (as described in "Sweetness and Light" *). The property was converted into flats in the 1970's. Sale particulars from 1921, show that the property was set within extensive grounds, which extended from Thanet to Cedric Road. A twin gabled property, red tiled roof with moulded bargeboards and fine four flue red brick chimneys, with projecting courses to their caps. Finely tooled hung terracotta wall tiles to the first and second floors. To the right gable is a small central two- light casement window. Below at the first floor is a delicate canted bay with leaded fenestration to the upper sash windows, with pitched tiled roof. Below there is a larger canted bay window with curved lead roof. The left gable is of similar design with canted oriel window to the first floor. At the ground are two further canted bays bisecting the corner of the projecting gable. The majority of the windows on this elevation possess original timber sunshades to the upper parts.



Timber porch Thanet Lodge

The left side elevation displays a splendid timber porch worthy of note. Full height the timber structure projects from the building with balcony accessed at the first floor. Decorative details include delicately turned pendants, carved capitals and corbels.

The entire property appears in very good original condition (perhaps worthy of some statutory protection) although the later render to the ground floor and the recent ribbon pointing to the graduating boundary wall does detract from the overall impact of the design.



Homestead, Thanet Road

Homestead is the last of this group of early 20th century villas. Sited opposite "Thanet Lodge" it is another substantial house although the once large garden was developed into flats in 1974. Two storeys with pitched tiled roof and three-flue chimney with stepped coursing and a projecting gable to the right side. Two rectangular dormers with leaded roof to the roof space. To the left side of first floor is a small canted window and central three light transoms and leaded window of inferior modern design. The projecting gable displays some decorative features in the form of good terracotta hung tiles in diaper design and a canted bay to the ground. Above the central front door is a well-detailed stone cushion cornice and brick dentil moulding. The original panelled door with Gothic arch header and coloured lead work is an asset to a property that no longer displays any original fenestration all having been replaced by inferior plastic double-glazing. Sales particulars from 1921 show that the grounds to the property extended the length of Thanet Road, but as with much of the town the gardens have been developed at a later time and are now the site of residential property of little merit.

PLANNING AND POLICY FRAMEWORK

In Conservation Areas (CA), there is a presumption in favour of retention of buildings and structures that contribute to their special character. They are subject to additional planning controls, including demolition of buildings, restriction of 'permitted development' rights and automatic tree protection. Within a CA, it is an offence to demolish an unlisted building, fell or lop a tree without planning permission. A brief summary of the principal legislation and policy guidance applicable to Westgate on Sea Conservation Area Extension is set out below:

The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the process of assessment, definition or revision of boundaries and formulation of proposals for CAs as well as the identification and protection of listed buildings. Authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of a CA, or in case of listed buildings, to have special regard for their preservation in the exercise of their powers under the Planning Acts.

Planning Policy Guidance (PPG) Note, 15, for local and other amenity bodies and the public, sets out Government policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment. Thanet Council's Local Plan includes development control policies, which apply these principles and statutory requirements. This Appraisal should be taken into account when considering, applying for, or determining planning of listed building applications within the CA. It will be treated as a 'material consideration' in assessing these applications.

The underlying objective of the relevant legislation and guidance is the preservation or enhancement of the character or appearance of conservation areas. Any proposed development, which conflicts with that objective, should normally expect to be refused. PPG 15 and local policy also support a presumption in favour of preservation of any building or object, which is considered to make positive contribution to the character of a CA. At the same time, the need to accommodate change, which respects or reinforces the character of the area in order to maintain its vitality, is recognised.

SUMMARY

Conservation Area – Definition: - “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” – *Planning (Listed Buildings and Conservation Areas) Act 1990, s.69 (1)*

Westgate conservation area was designated 11th March 1998 following concern with regard to the demolition of some of its original buildings, especially along the seafront, and their replacement by inferior modern structures. The area then designated was between the sea and the railway line and included places that contribute to the unique and special character of the town – such as Adrian Square and Station Road. However, the designation did not include many areas, especially those south of the railway line, which also contribute to its history and interest. This document examines these parts of the town and proposes that they to be designated.

Westgate on Sea is a unique town in terms of its built environment. One of the most intact of the former private estate towns in the country, the historic evolution of Westgate can still be clearly read in its public spaces and buildings.

Questeds, Westgate-on- Sea's oldest building, represents the town's earliest beginnings as open farmland, stretching to the sea. The former farmhouse is complemented by its setting, still sited within a substantial portion of land which evokes the character of Westgate before the town was developed. The grounds of Quested, together with those of the adjacent property, Ecclestone, are an important green space in the centre of a densely developed area. The former Coastguards Station, situated on the eastern boundary of the town, is also a reminder of the earliest stages of the town's history.

The presence of the original builders yard of Westgate, Lockwood's Yard, and the artisan houses of Chester and Quex Road, built to accommodate the various tradesmen employed during the building of the town, is a unique feature of Westgate, preserved in almost entirely original condition.

The larger villas of Westgate sited within substantial mature grounds are again another strong link with the towns past and the high social standing that Westgate possessed when it was created as a seaside retreat for the wealthy. Each of the remaining villas possess a strong presence in the built environment in terms of design features, quality of materials and fine detailing, often displayed in the timber balconies, porches and fenestration of many of the properties. In the main these buildings are stylistically similar although each maintains their own, unique, character.

Another feature of the town's history can be seen in the remaining former private school buildings for which Westgate was renowned until the start of the Second World War. The major surviving example, the former Doon House School, (now Summerland's Nursing Home), shows the importance the private schools, the wealth, which the schools attracted, and the impact they must have had on the economy of the town.

A positive feature of the town is the presence of many mature trees, which are found planted along the roadside or form part of the gardens to the large villas or former schools. The trees, complimented by the wide roadways and fine boundary walls to many of the older houses, help to further emphasise the atmosphere of rural seaside retreat for which the town was created.

Throughout Westgate there is substantial evidence of the quality of its built environment and the importance of the town as part of the history of this country. However there is also strong evidence that these unique features are being swiftly and indiscriminately eroded.

Westgate was never completed as a planned town and all of its architecturally significant development pre-dates the First World War. Inter-war development, at its best, only has a neutral impact on the character of the town and that post-dating the Second World War has, in places, had an extremely negative impact. In some cases these post-war buildings are sited on previously undeveloped plots, or have come about through the subdivision of large gardens. In other cases modern buildings of inferior materials, indifferent design and modern floor to ceiling heights have replaced large and character buildings on generous plots. These new interventions have been damaging to the special character of the area.

Smaller villas have been demolished to provide accommodation of dubious design, often in the form of flats, with no thought being given to the historic setting. Historic buildings have been swamped in terms of density and scale by adjacent modern developments, as in the case of Streete court where new development has almost obliterated the original setting.

Also detracting from the special character of the town, although by no means confined to Westgate, is the use of inappropriate repair materials and techniques and the replacement of doors and windows with inappropriate equivalents.

Westgate is a unique place with attractive open spaces and many fine buildings. It represents an asset to the District and efforts should be made to preserve and enhance its special character. The designation of a conservation area can assist in this process in the following ways: -

- The local planning authority is under a general duty to ensure the preservation and enhancement of conservation areas and a particular duty to prepare proposals to that end.
- The local authority, or the Secretary of State, may be able to take steps to ensure that a building in a conservation area is kept in good repair.
- Limited financial assistance may be available for the upkeep of a building within a conservation area.
- The limits of which works may be carried out without the need for planning consent ('Permitted Development') are reduced. Local authorities may also serve.
- 'Article 4 Directions' (Article 4 of the General Permitted Development Order 1995) which make it a requirement to apply for planning consent for such alterations as changing windows or roof covering materials.
- Extra publicity is given to planning applications affecting conservation areas and the planning authority must take into account the desirability of preserving and enhancing the character of the area when determining such applications.
- Conservation area consent is required for the demolition of any unlisted building within the area and the local authority, or the Secretary of State, may take enforcement action or institute a criminal prosecution if consent is not obtained.
- Notice must be given to the authority before works are carried out to any tree within the area.
- The display of advertisements is somewhat more restricted than elsewhere.

Many authorities have set up 'Conservation Area Advisory Committees' as advised in paragraph 4.13 of Planning Policy Guidance Note 15 ('Planning and the Historic Environment').

These bodies, consisting "mainly of people who are not members of the authority", advise on planning applications and other issues affecting their area and can have considerable influence on the policy of local authorities.

RECOMMENDATIONS

New Developments

Any proposed new developments should be strictly monitored at the initial planning stage in regards of intended use, design, scale, use of materials, the affect on the surrounding properties and views and vistas within, into and out of the Conservation Area.

Article 4 (2) Directions

In order to control undesirable alterations to unlisted dwelling houses and therefore maintain the character of the Conservation Area, it is possible for Local Authorities to make a direction under Article 4 (2) of the Town and Country Planning (General Permitted Development) Order 1995.

This would allow the Council to withdraw, where appropriate certain “permitted development rights” such as exterior painting or replacement of windows etc.

A policy should be adopted to serve Article 4 (2) Directions to the Conservation Area as a whole.

The classes of Development it is proposed is covered by Article 4 Direction include:

- Alteration to the public face of the building.
- Design and materials utilised for windows and doors.
- Painting of the exterior masonry of the building.
- Addition or material alteration to the roof.
- Cladding of any part of the exterior with artificial stone, timber, plastic, tiles or render.

Grants for refurbishment

Many of the properties within the Conservation Area would benefit from monetary support in the form of grants from the local planning authority to help encourage homeowners to preserve design details of the buildings.

The wholesale erosion of such features as boundary walls, roofing materials, timber sash windows etc could be stemmed by the introduction of such schemes supported by specific literature and advice from the Building Conservation Department of the Local Authority

Building maintenance and minor repairs

A major problem in the Westgate on Sea Conservation Area Extension is the poor standard of maintenance in many properties and boundary treatments, especially along Chester Road.

This has resulted in:

- The loss of architectural details such as, railings and boundary walls.
- Replacement of original features with inappropriate modern fittings such as railings and windows.
- Inappropriate and unsympathetic additions to properties such as extensions.
- Inappropriate and unsympathetic use of modern materials for repair.

The Local Authority should endeavour to produce easily accessible building maintenance and repair guidance with regard Conservation Areas in the form of Design Advice leaflets, which could be circulated to each property within the Conservation Area Extension.

In certain areas, financial assistance may be available to property owners who are prepared to carry out restoration work that reflects the historic character of the area.

Tree Preservation Orders (TPO) and Re-Planting

Trees are a vital part of the environment, a positive contribution to the character and appearance of the street scene. Although through the designation of a Conservation Area trees enclosed within the area acquire some statutory protection it is recommended that many of the mature trees require further planning controls.

The Conservation Area requires surveying by the Local Authority and any trees worthy of protection are served a TPO.

A strict policy of immediate replanting if diseased, of a suitable replacement should be strictly monitored and enforcement action taken if not complied with.

Enforcement Action

Enforcement action should be undertaken to curb actions contravening the Planning regulations with regards Conservation Areas and monitor all properties subject to Article 4 (2) Directions.

GLOSSARY

Ashlar hewn blocks of masonry neatened and laid in horizontal courses

Arch The spanning of an opening by means other than a lintel. Most commonly, arches are curved and made up of wedge-shaped blocks. Numerous variations exist, e.g. Blind, Triumphant, Vernacular

Band an un-moulded projecting stringcourse, often delineating a floor/storey

Bargeboards projecting boards set against the incline of the gable of a building

Bay The vertical division of the exterior (or interior) of a building marked by a window opening

Bond Style of laying Headers, (bricks laid with the long side at right angles to the face of a wall), and Stretchers, (bricks laid with the long side along the face of the wall)), within masonry courses. Flemish Bond is where alternate Headers and Stretchers are used in the face of the wall. English Bond is where alternate courses of bricks in the facing wall are either Headers or Stretchers

Buttress A mass of masonry or brickwork projecting from, or built against, a wall to give additional strength

Capital The top or head of a column, pier or pilaster, which relates to Classical architecture

Casement window A window hinged vertically, to open like a door

Cills The horizontal element found at the base of a window or doorframe

Cladding An external covering applied to a structure for protective/aesthetic purposes

Column An upright, often supporting, structure, either round, square or rectangular in form

Coping A capping or covering found on top of a wall. It can be flat or sloping to discharge water

Cornice A projecting decorative moulding found along the top of a building. A Dentil Cornice refers to a cornice made up of a series of small square blocks

Corbel A projecting block, usually stone, supporting a horizontal beam

Course A continuous layer of stones or bricks found in a wall. Referred to as String (horizontal), or Soldier (vertical)

Cupola A dome that crowns a roof or turret

Curtilage The available space attached to a property, which forms a singular enclosure

Door hood A projected moulding above an exterior door, designed to throw off the rain

Dormer window A projecting window placed vertically in a sloping roof with a roof of its own

Dressings A decorative feature made of stones, most commonly set around windows

Eaves The under part of a sloping roof overhanging a wall, (Over sailing), or flush with it

Elevation The external wall or face of a building

Façade Commonly the front face of a building

Fanlight A window, often semi-circular with radiating glazing panels, found over a door

Fenestration The arrangement of windows in a building

Finial A formal ornament, at the top of a gable, pinnacle or canopy

Footprint The total area over which a building is situated

Gable The triangular upper part of a wall found at the end of a ridged roof

Grain Refers to the arrangement and size of buildings in the urban context

Hard standing An area of hard material used for parking cars within the cartilage (often front garden space) of a house

Hipped roof A shallowish pitch with sloping at the vertical ends

Keystone Central wedge-shaped stone at the crown of an arch

Lintel A horizontal supporting element of timber, metal or stone, found across the top of a door or window

Mortar Mixture of cement, (or lime), sand and water laid between bricks as an adhesive

Mansard roof has a double slope where the lower part is steeper than the upper part

Moulding A continuous projection or groove, used decoratively to throw shadow or rain water off a wall

Mullion A vertical element (glazing bar) that divides a window into two or more lights

Pantile A roofing tile with a curved S shape designed to interlock

Parapet A low wall used as a safety device where a drop or edge exists

Pediment A low-pitched Gable above a Portico

Pier A solid vertical masonry support (or mass) found in buildings and walls

Pilaster A shallow pier projecting slightly from a wall

Pinnacle A small pyramidal or conical shaped crowning element

Pitched roof The most common type. Gables exist at each end of the pitch

Plinth The projecting base of a wall or column

Pointing The exposed mortar finish to brick or masonry join

Polychromatic Multi-coloured.

Portico A roof space open or partly enclosed

Quatrefoil A set of four decorative openings, often leaf-shaped, cut into an arch

Quoins Dressed bricks found at the corners of buildings, usually laid so that the brick faces are alternately large and small

Ragstone Rubble masonry, rough building stones or flints, generally laid in irregular courses

Recess Space set back in a wall, often the setting for an entrance porch

Render Plaster or stucco applied to a wall

Rooflight A window set flush into the slope of a roof

Rusticated Masonry cut in huge blocks, often in its original hewn state, that is normally found on the lower half of buildings

Sash Window A window that is double-hung with wooden frames (sashes) that slide up and down with pulleys

Sepulchre A recess with tomb-chest, designed to receive an effigy of Christ

Sett Stone block often used in hard standing

Stucco A form of plaster used internally or externally to decorate or protect

Transom A horizontal bar of stone or wood across a window

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